

FARMINGTON CITY COUNCIL MEETING

Tuesday, January 21, 2014

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Engineer Chad Boshell, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey, Council Member John Bilton was excused.

Pedestrian and Bike Path Proposal

Farmington City resident **Amy Shumway** is a mother of five young boys, and they enjoy riding bicycles on many of the trails and bike paths in Farmington. She lives near the golf course between US-89 and I-15, and there is no safe bike route from her neighborhood to Station Park or to the trails west of I-15. She presented several ideas, including:

1. A tunnel or bridge under/over I-15 from Farmington Crossing/Oakridge Preserve Trail connecting to the Legacy Trail/Farmington Station/Station Park;
2. A shuttle starting at the Maverik station and traveling to Farmington Station;
3. Continuing the Legacy Trail to Shepard Lane for safe bicycle/pedestrian access over I-15.

Possible funding sources include a \$100,000 Recreational Trails grant through Utah State Parks and STIP funds through UDOT's STIP program. The Council discussed the options and asked **Amy** to present her ideas during the regular session of a future City Council meeting.

Public Hearings

Dave Millheim reported that four public hearings were scheduled for the regular session, but the first one has been postponed until the next meeting. City staff and the Council discussed issues related to the other public hearing items.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Cynthia DeCoursey. Youth City Council Members Haley VanOverbeck and Bransen Nelson were also in attendance.

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

Mayor Jim Talbot welcomed the public to the meeting and introduced the two new City Council Members, **Doug Anderson** and **Brigham Mellor**. The invocation was offered by **Dave Millheim** and the Pledge of Allegiance was led by **Cory Ritz**.

REPORTS OF COMMITTEES/MUNICIPAL OFFICERS:

Executive Summary for Planning Commission meeting held January 9, 2014

The Summary was included in the staff report. **David Petersen** gave a brief overview of the action items, and there were no further comments and/or questions.

Presentation of Service Awards to Dave Quinley and Ron Karpenko

Chief Wayne Hansen and **Parish Snyder** presented an award to **Dave Quinley** for 10 years of service and an award to **Ron Karpenko** for 15 years of service. **Mayor Talbot** complimented the **Chief Hansen** and the entire Police Department for their hard work.

2013 City Council Shoot – Presentation of “Top Shooter Award”

Detective Knapp thanked the **Mayor**, City Council and their spouses for participating in the Annual Shoot at the Davis County Shooting Range. The Police Dept. presented awards to **Chris Roybal** and **Nicole Millheim**.

John Bilton arrived at the meeting at 7:20 p.m.

PUBLIC HEARINGS:

Preliminary (PUD) Master Plan and Schematic Plan approval for the Cottages at Rigby Road and an Ordinance designating the Zone for the Property as LR (PUD) and annexing said property into the corporate limits of Farmington City.

Motion:

Doug Anderson made a motion to continue this item until the next City Council Meeting (February 4, 2014) to allow additional time to review the plans. **Brigham Mellor** seconded the motion and it was unanimously approved.

Metes and Bounds Subdivision (Elliot Subdivision)

David Petersen said this property is located at 53 S 100 W, the underlying zone is R-4, and the parcel will be subdivided into two flag lots (18,000 square feet each) and the existing house will remain.

Jerry Preston, 347 E 100 N, said this is a basic lot split, and he is working to solve several sewer issues.

Public Hearing

Mayor Talbot opened the Public Hearing at 7:22 p.m. There were no comments and it was closed.

Cory Ritz said flag lots have always presented issues, but the infill that will eventually happen in Farmington will be through flag lots, and this Subdivision makes perfect sense.

Motion:

Cory Ritz made a motion to approve the Metes and Bounds Subdivision for the Elliot Subdivision subject to all applicable Farmington City ordinances and development standards and the finding included in the staff report. **Doug Anderson** seconded the motion which was unanimously approved.

Consideration of Schematic Plan approval for Spring Creek Village and a zone change related thereto

David Petersen said the subject property is north of Lagoon near the Chevron station and the Hampton Inn. It is identified as CMU (Commercial Mixed Use) on the General Land Use map and is zoned LS (Large Suburban). There are significant wetlands to the north, and the developer suggested that the final alignment for north Lagoon Dr. be east and north of the wetlands rather than south and west through his property. The Planning Commission approved Option A by a 4-2 vote, and staff is recommending one of the following three motions:

- Option A: A motion to follow the Planning Commission's recommendation to grant schematic plan approval and rezone the property from LS to CMU subject to 5 conditions and 4 findings as stated in the staff report;
- Option B: A motion to deny the proposal and direct the Planning Commission to consider amending the General Plan, repealing the CMU zone, rezoning Farmington Fields to C, and restricting residential development in the C zone;
- Option C: A motion to grant schematic plan approval, rezone the property from LS to CMU and direct staff to move forward with the project.

Developers **Dade Rose** and **Richard Cook**, Sonora Ranch, 1020 South Foothill Drive, Salt Lake City showed a survey of the 8-acre parcel and various photographs from different angles on the surrounding property. There is very low visibility in this area, and commercial projects need high visibility. They studied many different options for the property and decided to focus on housing for two groups of people: millennials (ages 21 to 31) who want to own affordable homes and have good connectivity; and aging baby boomers. Their townhome concept will include ownership of the land, no stacked housing, nice trails and sidewalks, and a variation of colors and architectural features.

Public Hearing

Mayor Talbot opened the Public Hearing at 8:00 p.m.

Tom Cronan, 452 W Welling Way, likes the proposal and believes it is the highest and best use for this property. There is no housing on the east side of US-89, and he would rather have owner occupied housing than apartments.

David Cole, 683 N 1875 W, lived in a townhome similar to this in Chicago and learned to appreciate the transitional phases of housing. He knows the area well and this is a nice project.

Lois Mulholland, 434 Welling Way, said the housing development looks very nice and asked if sidewalks would be included.

Lloyd Richmond, 1461 Cherry Blossom, is familiar with this area, and it seems like a good idea to have this type of housing in this area.

Tom Spear, 1409 Bennett Circle, said he is impressed with the plan; he has seen many uglier homes.

Mayor Talbot closed the Public Hearing at 8:08 p.m.

The Mayor asked the developer why this particular parcel seems to work for townhomes but not for single family homes and if they understand that if the Schematic Plan is approved, the zoning will not take place until later. **Dade Rose** said they know about the zoning, sidewalks will be included in the project, and it is common to have a buffer between commercial projects and single family homes. They also plan to upsize the sewer line to the west, and they have permission from UDOT to tie into US-89.

Cory Ritz said this cannot be considered as an island—the Council must look at the entire area and consider the precedent which would be set. The future road is a significant issue, and he likes Option B because it adds clarity to the area. It removes the CMU designation which could lead to hodgepodge development. If Option A is approved, there may be too much multi-family housing in the area.

Brigham Mellor asked what the City is obligated to do on behalf of the property owners with the rezoning. He also said it is clear that businesses in this area would need very large signs, and he would not want large signs in his backyard. **David Petersen** said the City has no obligation; they would like the zone changes to be consistent with the general plan but things can change if there are other factors.

Jim Young asked if synergy for potential commercial development would be created if some density was permitted, and he asked the Mayor to share his thoughts. Mayor Talbot said visibility is very important. In this particular case it could be attractive to certain businesses that could not afford Station Park. The City also needs smaller commercial businesses, and that type of use may work in this area.

John Bilton asked if the Commissioners who voted against the motion explained the reasons for their votes, and if the zone change referred to in Option A, item 5, was currently in place. **David Petersen** said the Commissioners did not discuss their reasons, and the zoning is currently in a holding pattern. They were concerned that this type of housing may creep north. There was further discussion regarding possible uses for the area.

Motion:

Cory Ritz made a motion to deny the request and directed the Planning Commission to consider the following: (1) an amendment to the City's General Plan to show a designation of GC (General Commercial) for the subject property and areas immediately next to Park Lane; (2) repeal the CMU Zone; (3) rezone Farmington Fields to C (Commercial); and (4) eliminate residential development as a possibility in the C zone. The motion also included findings 1-6 as

listed in the staff report. The motion was seconded by **Jim Young** and approved by **Doug Anderson**, **Jim Young** and **Cory Ritz**. **John Bilton** and **Brigham Mellor** voted against the motion. **John Bilton** wanted a better understanding of the zoning and would like to see a mix of uses in the area, and **Brigham Mellor** stated that he was in favor of Motion A.

Brentwood Estates Schematic Plan

David Petersen said Ivory Homes is planning a 24-lot conservation subdivision on 13.82 acres of property at 437 W 1400 N. The property has steep slopes which exceed 30% so the applicant has exceeded the required lot size significantly. One major concern is that there will be only one access point. City Engineer **Chad Boshell** said 1400 N is one of the steepest streets in Farmington (14%), and it was the opinion of former City Engineer **Paul Hirst** and Ivory Homes' Engineer, Great Basin, that tying the road into 1400 N was not feasible without creating a situation similar to Cherry Blossom Drive. The Planning Commission recommended that at least three lots have access off 1400 N with a shorter cul de sac. **David Petersen** said residents in the area recently submitted a report from engineer **Scott Balling** with a proposal for a second access.

Kyle Honeycutt, land acquisitions manager for Ivory Homes, 946 Woodoak Lane, Salt Lake City, is very familiar with all of the details of this process and said they were unable to design a feasible 1400 N access because of the steep grade. The number of lots and the lot sizes fall within the City's single access requirements, and these will be luxury homes. They made the changes suggested by the Planning Commission and thanked City staff for their help.

Public Hearing:

Mayor Talbot opened the Public Hearing at 9:00 p.m.

Vaughn Belliston, 1456 Cherry Blossom Drive, said it is always important to think about the future. He purchased his home in 1980 and was told this was a single-access development but there were plans for another access in the future. The 1400 N Main intersection is already a dangerous area, and he encouraged the Council to take steps to improve safety in the area.

Harold Pergier, 1446 Cherry Blossom Drive, expressed concern about how this area would fare in an emergency. One access would only add more congestion on overcrowded roads. He submitted a petition signed by residents in the neighborhood and said Welling Way is narrow and short but will be the easiest access.

David Stone, 1596 Cherry Circle, said the area is treacherous when there is snow. Cherry Blossom is even steeper than 1400 N, and traffic on snowy days is crazy. Sometimes there must be exceptions to rules. Cherry Blossom Drive should not have been allowed because it is so steep, and 1300 N is too narrow.

Thomas Coleman, 443 W Welling Way, referred to the petition which points out five clear violations of the City code and said the code states that streets must not exceed 15% grade and will be at least 55 feet wide. A single access to Brentwood Estates will affect traffic, circulation, and safety.

Brian Boam, 1460 Meadow View Court, reported that when he purchased his property there were issues with a natural spring on this property. He spent over \$100,000 to resolve the water issues, and he wants to make sure no additional problems will be created.

Tom Cronan, 452 Welling Way, pointed out that 1300 N is a private road which could be gated to cut off access. If that happened there would be only one access point for anyone living below that road. He supports another access road on 1400 North.

Randy Smith, 487 Welling Way, confirmed that 1300 N is a gated road with the ability to close. **Dave Millheim** said according to the Davis County records it is a public road. There may be a private document but it was never recorded.

Jim Rumpsa, 429 Welling Way, has lived in this area for 10 years and has slid down Cherry Blossom through 1400 N in the winter and has walked up 1300 N because he could not drive up it. A second access onto 1400 N will help disperse the traffic better.

Steve Young, 1434 N Bennett Circle, asked everyone in opposition to a single access to stand up and many people who have invested a lot of time and money in the area stood up. They realized the property would develop at some point, but they believed there would be a second access. He thanked the Council and asked them to continue studying the issue.

David Mulholland, 434 Welling Way, said one solution is for Ivory Homes to use Balling Engineering. If there is no second access, the number of lots should be reduced.

Shane Hertz, 486 Welling Way, a professional engineer, said the question of whether to have an egress on 1400 N is not an engineering question. An egress could be designed on 1400 N that would function well for 330 days each year when the roads are not snow covered.

Mayor Talbot closed the Public Hearing at 9:30 p.m.

Mayor Talbot said he and the Council consider each issue seriously and are always concerned about ordinances; therefore, the Council and City staff need additional time to consider the new information. **Kyle Honeycutt** said they have looked at various options, and while there are constraints with an access on 1400 N, but they are open to new ideas.

Motion:

John Bilton made a motion to table action on this Schematic Plan and continue the public hearing until staff has reviewed the engineering data related to a second access and addressed potential water issues in the area. **Cory Ritz** seconded the motion which was unanimously approved.

PRESENTATION OF PETITIONS AND REQUESTS:

Final Plat and Final (PUD) Master plan for the Chestnut Farms PUD Subdivision

David Petersen said Phase 3 has 14 lots on 7.8 acres of property. Approval of the Preliminary Plat and (PUD) Master Plan on July 16, 2013 was contingent on the resolution of a waterline issue, and the applicant has resolved the issue. Prior to the recordation of the Final

PUD Master Plan, the applicant needs to resubmit a street tree plan. **Cory Ritz** pointed out that several hydrants in Phase 2 are in danger of being hit by cars and asked staff to monitor the placement of fire hydrants in the cul de sacs of this Phase.

John Wheatley, Symphony Homes, North Salt Lake, said they cannot control the placement of the utilities which affects where the trees can be planted.

Motion:

Jim Young made a motion to approve the Final Plat and Final (PUD) Master Plan for the Chestnut Farms Phase 3 PUD Subdivision subject to all applicable Farmington City ordinances and development standards and conditions 1-3 and findings 1-4 as outlined in the staff report. The motion was seconded by **Brigham Mellor** and unanimously approved.

SUMMARY ACTION

1. Approval of Minutes from the January 7, 2014 City Council Meeting

Motion:

John Bilton made a motion to approve the Minutes from the January 7, 2014 City Council Meeting. **Doug Anderson** seconded the motion which was approved by Council Members **Anderson**, **Bilton**, **Mellor** and **Young**. **Cory Ritz** did not attend the meeting and therefore did not vote.

Motion:

John Bilton nominated **Cory Ritz** to serve as Mayor *Pro Tempore* from January 2014 through January 2015. **Doug Anderson** seconded the motion which was unanimously approved.

Motion:

John Bilton made a motion to accept Resolution 2014 to appoint City Council members to various Committees and assignments and to appoint certain individuals to represent Farmington City on various boards, councils and commissions with one addition: Section 1 (c). (3): "Review staff recommendations and/or development proposals which will foster economic development goals of the City consistent with the City's Land Use Plan and will make recommendations to the City Council accordingly", and one amendment: In Section 2: **Doug Anderson** will serve on the Historic Preservation Commission and not on the Development Review Committee. **Doug Anderson** seconded the motion which was unanimously approved.

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

- The Police & Fire Monthly Activity Reports for November and December were included in the staff report.

- There will be a special closed session on Feb. 4th at 5 p.m. Pictures will follow at 5:45 p.m., the work session at 6:00 p.m. and the regular session at 7:00 p.m.
- The Davis County Commissioners have asked to meet with the City Council, and the City Manager will try to arrange the meeting for February 18, 2014.
- Numerous changes to the City code were made in the past few months, and Section 6 is a very long section which governs home occupations and business licenses, sexually oriented businesses, and liquor and beer sales. The changes in this Section were routine except for one related to club liquor licenses. State code allows liquor to be sold within a restaurant, but if a restaurant serves liquor without food, a special (club) license is required. Farmington's Code does not currently allow club licenses, and State law does not require a city to include language in their code regarding club licenses. **Mayor Talbot** and the Council directed staff not to add club license language in the proposed code changes.
- He complimented **Jim Talbot** for doing a great job with his first meeting as **Mayor**.

Mayor – Jim Talbot

- He would like to have a Town Hall Meeting during each quarter (rather than monthly), and the dates are March 19, June 18, September 17 and December 17 at 8:00 p.m.
- He and his wife are hosting a dinner for Council Members and their wives at their home on January 24th at 7:00 p.m. It will be a casual, social gathering with no City business.
- Local Official's Day will be held January 29, 2014 at the State Capitol.
- There is an office downstairs which is available for Council use.
- He would like to schedule a Council retreat for February 28th/March 1st and asked them to check their calendars.
- He asked each Council member to spend adequate time to study the issues.

ADJOURNMENT

Motion:

John Bilton made a motion to adjourn the meeting. The motion was seconded by **Doug Anderson** and unanimously approved, and the meeting adjourned at 10:40 p.m.

Holly Gadd, City Recorder
Farmington City Corporation

TO: Farmington Mayor and City Council

FROM: Residents of The Orchards Subdivision and 1300 North

DATE: January 20, 2014

RE: PETITION FOR ACCESS ROAD FROM BRENTWOOD ESTATES
TO 1400 NORTH.

This email is a follow-up to the email you received from Steve Young. We are sending this petition to ensure that you know the residents of this area do not want a single access to the proposed Brentwood Estates.

We appreciate your willingness to work with us to obtain an access directly to 1400 North

Petition

The proposed Brentwood Estates

To The Farmington City, Utah Mayor and City Council

Date: January 7, 2014

- 1 Whereas, the proposed Brentwood Estates, an Ivory Home Development, just east of the Orchards, plans to have 24 lots with only one entrance into and out of these lots. (The proposed entrance will be just north of the current Douglas C Welling home on 388 Welling Way, Farmington.) (24 lots * 5 trips per day = 120 trips a day) (See exhibit 1)
- 2 And whereas the current plan shows all traffic will flow through either Welling Way and out Cherry Blossom to 1400 North or 1300 North to Main Street. (See Exhibit 2)
- 3 And whereas there are **five major street violations of city code** that will affect all of the people from these lots and all the people in the existing neighborhoods with increased traffic when they are either coming or going. They are as follows:
 - a The map of the Brentwood Development shows an entrance of 50' wide with no sidewalk just North of the Welling Home. The code is 55 feet wide (see attached map)—the first code violation.
 - b Ivory Homes developed the Orchards in 1979 and built the narrow Welling Way only 50' wide for local traffic. Now Ivory Homes wants to use the narrow road as a through road for the additional 24 lots from Brentwood Estates. The narrow Welling Way is the second code violation which now requires a road width of 55 feet. Just because the road width is grandfathered, does not lessen a dangerous situation. If two cars meet and there is a car parked on the side of the road, usually only one car proceeds then the other.
 - c The grade for entering Cherry Blossom Dr from 1400 North greatly exceeds the maximum grade of 15 % which the third code violation. Because of the steep grade cars use the less steep lane when travelling in or out of the Orchards to or from 1400 North. School buses will not come up nor will the snow plow clean both sides of the street because of the steep grade.
 - d City code requires a flat staging area for streets that merge into existing steep streets and Cherry Blossom violates the code in every respect—the fourth code violation.
 - e 1300 North has a long section where the grade is a steep 18%. (lot 305 and east) This steep grade is the fifth code violation. There were reports in December 2013 of many drivers unable to get to the top of 1300 North with snow on the road.

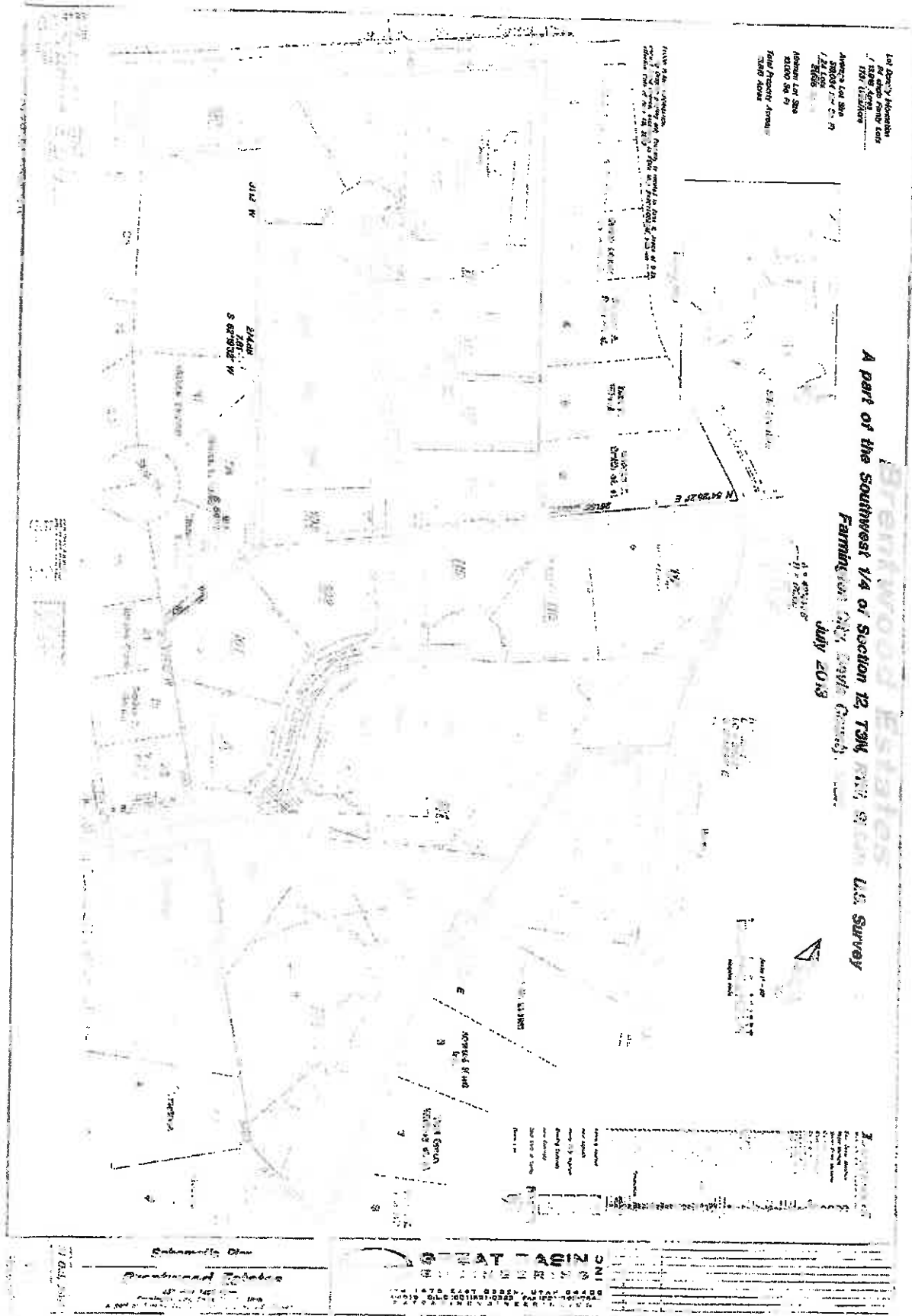
4 And whereas **all of the above five code violations** on the only exit roads pose serious safety concerns adding about 120 cars per day will significantly exacerbate a dangerous situation for new and old residents alike.

5 And whereas the heavy traffic from Brentwood Estates into Welling Way to Cherry Blossom Dr and also 1300 North could be significantly reduced by a road from the property onto 1400 N. consistent with the City's 1992 Master Plan. (See exhibit 3) See Scott Balling's 2014 engineered drawing for a street from 1400 N to Brentwood Estates and letter of recommendation. (See exhibit 4 and 5) The drawing shows a much more appropriate entrance/exit with only a 14.2% grade as opposed to the east side lane of Cherry Blossom at 15% and the west side lane at 21%. This drawing shows that the impact of losing acreage for a street to 1400 N from Brentwood Estates is minimal. The increased traffic onto a 50' wide Welling Way street and extremely steep Cherry Blossom or 1300N is dangerous to the existing neighborhood and the people who buy in Brentwood Estates.

Proposed

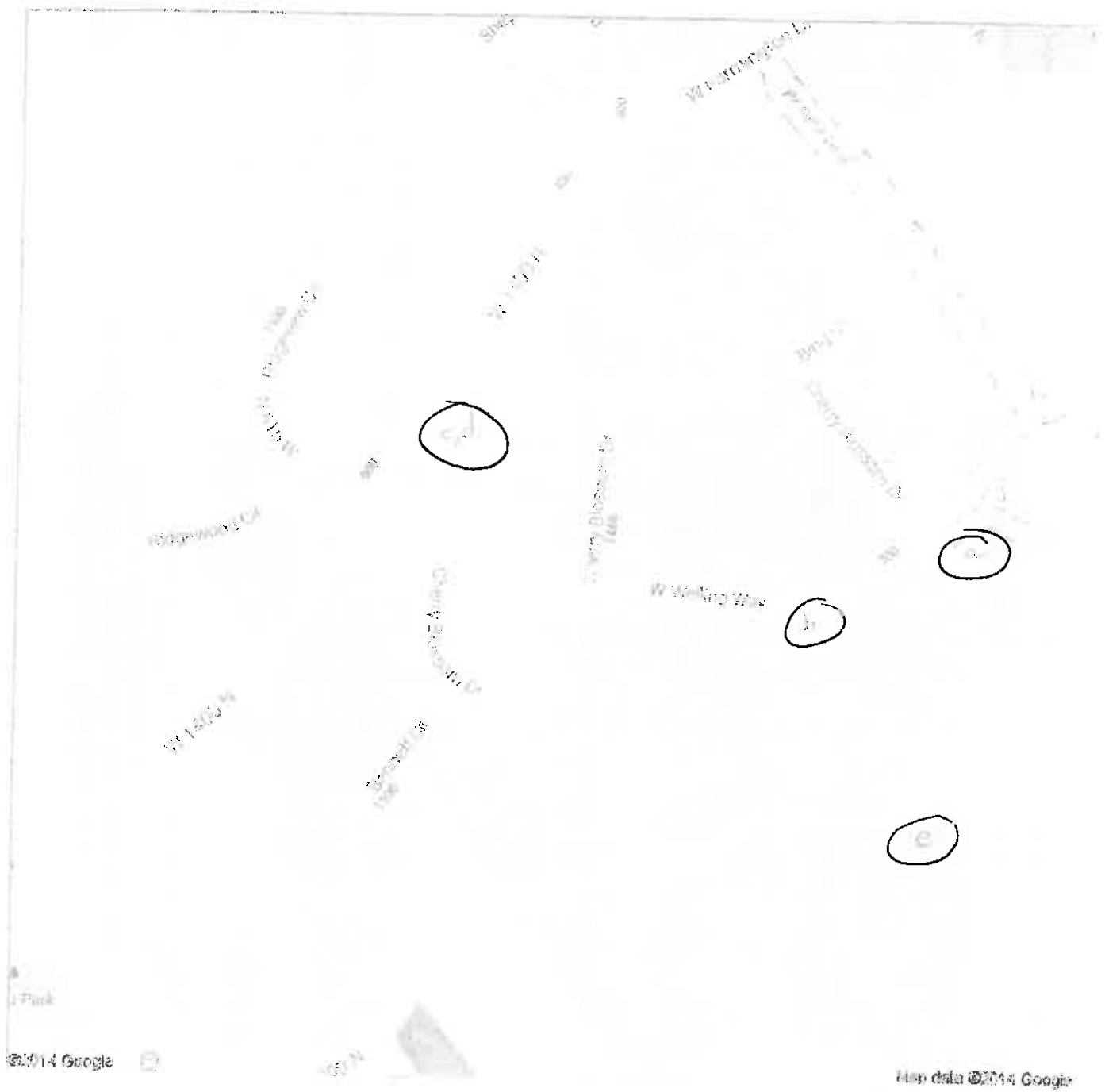
1 It is proposed that the City follow its own master plan—dated 1992—and have an access street off 1400 N.

Exhibit 1



Google

Exhibit 2



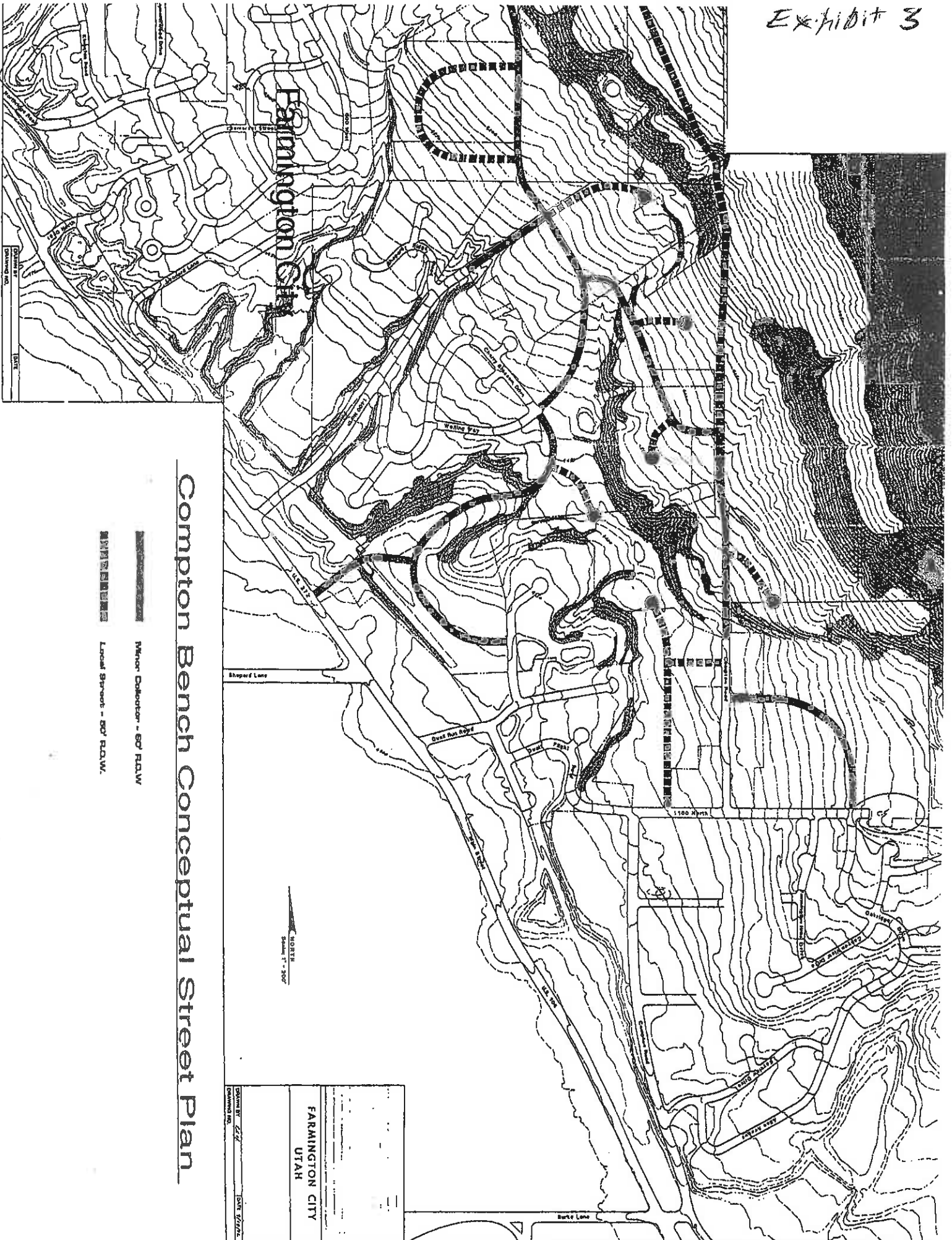
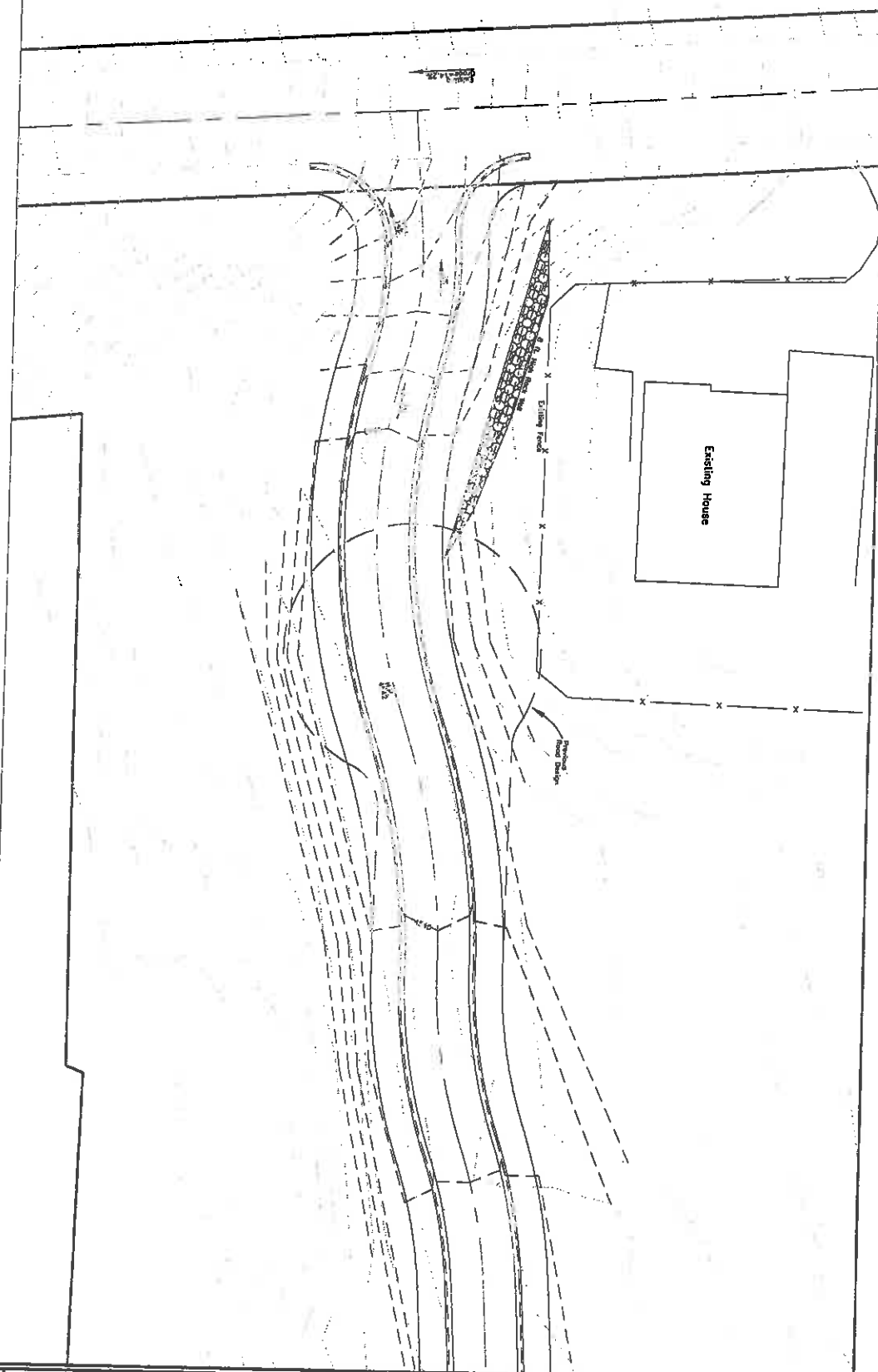
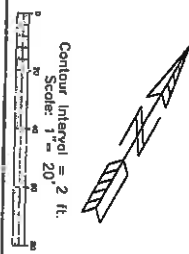


Exhibit 4



Revisions		
Date	Description	By

Brentwood Estates
 Concept Road Design
 For Jon Nease
 Phone: 801-309-5245
 Email: jon.nease@utahhomes.com

B
E
E

Balling Engineering
 Civil Engineering * Surveying * Planning
 323 East Pagas Lane
 P.O. Box 805
 Centerville, Utah 84014
 Phone: (801) 298-7237
 Fax: (801) 299-0419
 Email: acob@ballingeng.com

Exhibit 5

Letter from an Engineer to the City Engineer saying access from Brentwood Estates onto 1400 North would be a viable alternative

-----Original Message-----

From: Scott Balling [mailto:jscottballing@gmail.com]

Sent: Wed 1/8/2014 3:29 PM

To: Chad Boshell; and Name Removed

Subject: Brentwood Estates

Chad:

Jon Neese and David Mulholland, both residents of the Farmington Orchards Subdivision, requested that I look at the proposed plan of the Brentwood Estates Subdivision. Their concern is the number of lots that will have sole access onto Welling Way. The plan as submitted is right at the maximum allowed, i.e. Cul-de-sac length of 1000 ft. and 24 lots. They would like to explore an option of a second access onto 1400 North.

There are currently two access to the intersection on Welling Way where this development would attach. One is through the intersection of Cherry Blossom and 1400 North. This is a very poorly designed intersection. On the southwest side of this intersect the curb grade exceed 20% slope and this is the location of several sliding cars in even the smallest of snow storms. The alignment of this intersection also leaves a lot to be desired.

The second access is through the Hidden Meadows Subdivision on 1300 North Street. This access is also very steep. The grade of the existing road just below Meadow View Court is at the maximum 15%.

It is my opinion that a connection onto 1400 North through this subdivision would serve well. I have provided a concept plan showing some grades of how this could be possible. All the road grades are less than 8% with the exception of where it ties into 1400 North. I know that 1400 North currently is at 14.12% as shown on the plan but with sufficient stopping/staging area before pulling onto this road I believe it would be much safer than the existing alternatives.

It is also my opinion that an additional access would be wise for residential traffic circulation as well as for emergency vehicles. Please call me if you have questions.

Thanks

Scott Balling

PETITION RE: BRENTWOOD ESTATES
ACCESS ROAD TO 1400 NORTH



WELLING WAY RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Chris Kramy	413 welling way Farmington	1/15/14
Craig Jewett	1526 N. Cherry Blossom Drive, Farmington	1/15/2014
Richard Kest	1118 welling way Farmington	1/16/14
E. J. H. Hines	1118 welling way Farmington	1/16/14
Mike Hansen	1264 No Main Farmington	1/16/14
Valerie Rumpsc	429 Welling Way Farmington	1/16/14
heonora Smith	473 Welling Way Farmington	1/16/14
✓ Mary Holst	486 Welling Way Farmington	1-16-14
John	416 Welling Way Farmington	1-16-14
Randy Smith	4887 Welling Way, Farmington	1/16/14
Bob E. Hunter	457.7 Welling Way	1/17/14

PETITION RE: BRENTWOOD ESTATES
ACCESS ROAD TO 1400 NORTH

+ Cherry Circle

HONEY BEE CIRCLE & BING CIRCLE RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Michael Benning	434 Bing Cir Farmington	1-16-14
Amy Benning	434 Bing Circle Farmington UT	1/16/14
Marianne Reed	424 Bing Circle Farmington UT	1/16/14
✓ Michael Reed	424 Bing Circle Farmington UT	1/16/14
Sharon B. Ockey	425 Bing Cir. Farmington, UT	1/16/14
Jayna B. Ockey	1587 Cherry Cir Farmington, UT	11/16/14

PETITION RE: BRENTWOOD ESTATES
ACCESS ROAD TO 1400 NORTH

1300 N. and HIDDEN MEADOW RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Martha Porter	541 W 1300 N	1/13/14
Abel Porter	541 W 1300 N	1/18/14
Bruce Buerley	472 W 1300 N	1/18/14
Mary E. Buerley	" "	1/18/14
Terry Green	1456 Meadow View Ct	1/15/14
✓ Bryan Boam	1464 Meadow View Ct	1/15/14
Jan Boam	1464 Meadow View Ct	1/13/14
✓ Danny Rich	423 W 1300 N	1/14/14
✓ Rebekah Rich	423 W 1300 N	1/14/14
✓ Erin Hendry	1447 Meadow View Ct.	1/16/14
✓ Travis Hendry	1447 Meadow View Ct	1/16/14
✓ Rachel Stettler	4440 1451 Meadow View Ct	1/16/14
David Stettler	1451 Meadow View Ct	1/16/14


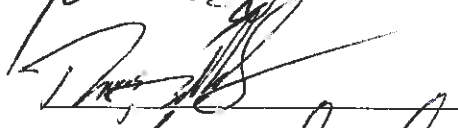
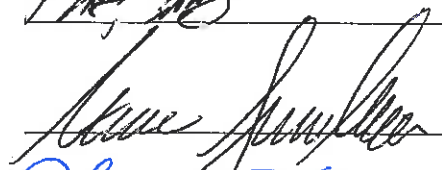

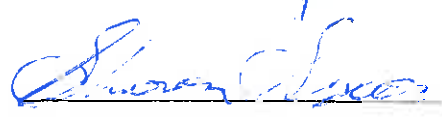
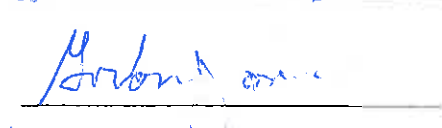





PETITION RE: BRENTWOOD ESTATES
ACCESS ROAD TO 1400 NORTH

BENNETT CIRCLE RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Stan Uy	1434 H. Bennett Cr.	1/12/14
Barbie Young	"	"
Pauline Barney	1435 N. Bennett Cr.	1/13/14
Chris Jamblin	1392 Bennett Cr	1/16/14
Robert Bennett	1218 Bennett Cr	1-16-14
J Weidner	1415 Bennett Cir	1-16-14
Robert Kiddle	1394 Bennett Cir	1-16-14
Kathie Jamblin	1392 Bennett Cir	1/16/14
Styl	1419 Bennett Cir	1/16/14
John Hawes	1419 Bennett Circle	1/16/14
Willie	1395 N Bennett Circle	1/16/14

PETITION RE: BRENTWOOD ESTATES
ACCESS ROAD TO 1400 NORTH

BENNETT CIRCLE RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
	13995 Bennett	1-16-14
	1395 N Bennett Cr	1-16-14
	1392 N. Bennett Cr	1-16-14
	1404 N. Bennett Circle	1-17-14
	1404 N. Bennett Circle	1-17-14
	13915 Bennett Circle	1-17-14
		
		
		
		
		

PETITION RE: BRENTWOOD ESTATES
ACCESS ROAD TO 1400 NORTH

CHERRY BLOSSOM DRIVE RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
Nic Cronin	1534 Cherry Blossom Dr.	1/18/14
Jessica Cronin	1534 Cherry Blossom Dr.	1/18/14
Shane Moncur	1524 N. Cherry Blossom Dr.	1/18/14
Denise Moncur	1524 N. Cherry Blossom Dr.	1-18-14
Troy EVANS	1510 Cherry Blossom Dr.	1/18/14
Emily Evans	1510 Cherry Blossom Drive	1-18-14
Casey Smith	1546 Cherry Blossom Drive	1-18-14
Marilee Smith	1546 Cherry Blsm. Dr.	1/18-14
TOM OCKET	425 Bong Cir	1-18-14
Russ Bornema	1586 N Cherry Circle	1-18-14
Vicki Bornema	1586 North Cherry Circle	1-18-14
Steve Hendricks	1569 Cherry Blossom	1/18/14

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CHERRY BLOSSOM DRIVE RESIDENTS:

[illegible]

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ACCESS ROAD TO 1400 NORTH**

CHERRY BLOSSOM DRIVE RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
* Harold Pergler	1446 Cherry Blossom Dr. Ferrietta	1-15-2014
Jaymie Pergler	Laurie Pergler 1446 Cherry Blossom	1-15-2014
* ERIC Higham	1440 Cherry Blossom Dr B	1/15/2014
* Aaron Rudy	720 W. 1275 N.	1/15/14
* Joanne McLaughlin	Josie L. Ward 1440 N. Cherry Blossom	1/15/14
Lloyd Richmond	1461 Cherry Blossom	1/15/2014
Sharon Richmond	1461 Cherry Blossom	1-15-2014
* Sharon Richmond	1461 Cherry Blossom	1-15-2014
Michael Richmond	1461 Cherry Blossom	1-15-2014
Kathie Richmond	KATHERINE RICHMOND 1461 CHERRY BLOSSOM	1-15-2014
Michelle Gordon	1467 Cherry Blossom Dr.	1-15-2014
Dale Gordon	1467 Cherry Blossom Dr.	1-15-2014
Diane C Ballstaedt	1482 Cherry Blossom Dr.	1-16-2014

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CHERRY BLOSSOM DRIVE RESIDENTS:

[illegible]

PETITION RE: BRENTWOOD ESTATES
ACCESS ROAD TO 1400 NORTH

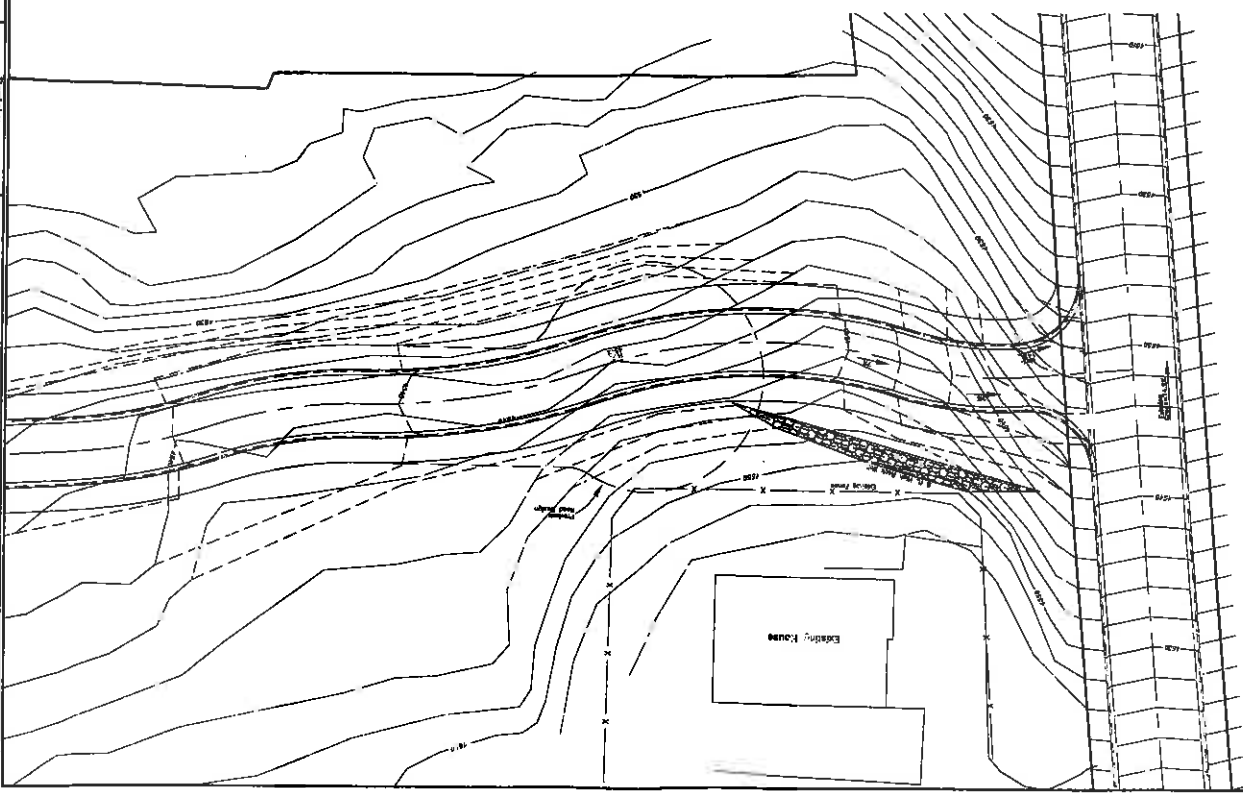
CHERRY BLOSSOM DRIVE RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
<u>Michael Wood</u>	<u>1515 Cherry Blossom Drive</u>	<u>15 Jan 26/14</u>
<u>Michael Wood</u>	<u>1515 cherry blossom dr.</u>	<u>1-15-14</u>
<u>Caitlin Kimball</u>	<u>1567 cherry blossom dr.</u>	<u>1-15-14</u>
<u>Brook Diamond</u>	<u>15412 Cherry Blossom</u>	<u>1-15-14</u>
<u>Doug S</u>	<u>15412 Cherry Blossom</u>	<u>1-15-14</u>
<u>Doug S</u>	<u>1508 Cherry Blossom</u>	<u>1/15/14</u>
✓ <u>Megan Kimball</u>	<u>1567 N Cherry Blossom</u>	<u>1/17/14</u>
✓ <u>Doug Kimball</u>	<u>1567 Cherry Blossom</u>	<u>1/17/14</u>
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**PETITION RE: BRENTWOOD ESTATES
ACCESS ROAD TO 1400 NORTH**

HONEY BEE CIRCLE & ~~BING CIRCLE~~ RESIDENTS:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
✓ <u>M. J. R.</u>	<u>455 HONEYBEE CIRCLE, Farmington, 84025</u>	<u>1/15/14</u>
✓ <u>Rugan Saal</u>	<u>" "</u>	<u>1/15/14</u>
<u>Gifted to</u>	<u>465 Honeybee Cir, Farmington</u>	<u>1/15/14</u>
<u>James R. R.</u>	<u>" " "</u>	<u>1/15/14</u>
<u>W. A. R.</u>	<u>465 Honeybee</u>	<u>1/15/14</u>
✓ <u>N. R. R.</u>	<u>1549 N. Honeybee</u>	<u>1/18/14</u>
✓ <u>Catherine R.</u>	<u>" "</u>	<u>1/18/14</u>



Contour Interval = 2 ft.
Scale: 1" = 20'

Surveyor Date Surveyed: 4.5.14 Drawn By: J.S. [illegible] Checked By: J.S. [illegible] No. [illegible]		Revisions <table border="1"> <tr> <th>No.</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		No.	Description						
No.	Description										
Breakwood Estates Concept Road Design For Mr. [illegible] Project No: 12-05-045 Date: 12/05/14											
Balling Engineering Civil Engineering • Surveying • Planning 120 Ball Road, [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible]											